

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes
no

Property Name: Fannie & Jacob McKenzie Farm Inventory Number: G-I-B-119
 Address: 181 Pine Tree Lane Historic district: yes no
 City: Frostburg Zip Code: 21532 County: Garrett
 USGS Quadrangle(s): Frostburg
 Property Owner: Charles F. Cutter and Katrina M. Mason Tax Account ID Number: 005307
 Tax Map Parcel Number(s): 0093 Tax Map Number: 0021
 Project: Fourmile Ridge Wind Energy Project Agency: USACE
 Agency Prepared By: GAI Consultants, Inc.
 Preparer's Name: Michael Kenneally Date Prepared: 12/3/2013
 Documentation is presented in: MIHP form
 Preparer's Eligibility Recommendation: Eligibility recommended Eligibility not recommended
 Criteria: A B C D Considerations: A B C D E F G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
 Name of the District/Property: _____
 Inventory Number: _____ Eligible: yes Listed: yes
 Site visit by MHT Staff yes no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Physical Description

The Jacob and Fannie McKenzie House is located on the west side of Pine Tree Lane on the western slope of Big Savage Mountain in Garrett County. The property includes a circa 1880 dwelling and a modern mobile home. The MIHP form for this resource notes a banked stone springhouse located on the property. The current survey did not identify this resource, and it is assumed demolished.

Main Dwelling (Circa 1880)

The Jacob and Fannie McKenzie House is a circa-1880 two-story three-bay wood-frame dwelling constructed upon a stone foundation that is partially obscured by wood shingle skirting. The dwelling is clad in asphalt or asbestos "Brick-Tex" shingles and capped with a side gable roof covered in asphalt shingles. There is evidence that a chimney once pierced the roof at the ridgeline at the west gable end, but has since been removed. A circa-1900 two-story gable roof ell constructed upon a concrete block foundation is appended to the south (rear) elevation. The ell addition also features a circa-1970 shed roof addition with a raised concrete block foundation and shed roof porch on its east elevation. An exterior concrete block chimney has been appended on the west elevation of the ell addition. The façade features an entrance covered with a pent roof. Fenestration includes one-over-one,

MARYLAND HISTORICAL TRUST REVIEW

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MHT Comments:

Jonathan Sayer 1/3/14
 Reviewer, Office of Preservation Services Date
NA
 Reviewer, National Register Program Date

three-over-one, and six-over-six double-hung replacement windows throughout. In most cases, the wooden window surrounds have been altered or removed, and it appears that some of the original window openings have been altered and boarded over. The dwelling stands in poor condition.

A circa-1980 mobile home is also located on the property. It appears that the one story stone springhouse is no longer extant.

History and Significance

The first Europeans began to arrive in the area around Avilton, Maryland in the mid-eighteenth century. There is little record of those who settled in the area first, as they did not file patents or commission surveys, but built cabins and cleared small portions of land. However, after the Revolutionary War development in the area greatly expanded. The forests that covered the mountains were slowly but surely cleared. Pine forests largely made up the land between Savage and Negro Mountains, with a few other varieties like spruce and hemlock intermixed (Brown 1896:54). These large wood-covered miles attracted many hunters to the area, including Meshach Browning, who wrote a book about the many years he spent living as a pioneer in the area around Avilton and directly west. Hunters like Browning who populated the area used the National Road, which was constructed through the area in the early nineteenth century, to get their hides and meats back to eastern markets (Browning 1942:195). While the hunters settled early, it was not long before additional lots were readied for settlement. Many of the earliest lots in the area were surveyed for veterans of the Revolutionary War. Some of these lots went to men like Thomas Johnson, who eventually became Governor of Maryland. There were also land speculators who made their mark on the area, including men like Brooke Beall and William Deakins (Rowland 2009:39).

The earliest land records of the area typically consist of people with large tracts of land selling those tracts to other speculators. But, starting in the mid-1800s that began to change, as smaller portions of land were sold off, and more and more farms were raised in the valleys between the mountains. As land was freshly cleared, many farmers from east of the Appalachians began to plant tobacco. However, they learned quickly that the soil was made too poor by tobacco farming in this area (Brown 1896:300). The settlement that would later become Avilton was originally known as "The McKenzie Settlement" for the many numbers of Scottish immigrants, particularly McKenzies, who settled there. The early farmers of this area grew primarily wheat, rye, oats and potatoes. A partial listing of the founding families of this area was included in Garrett County: A History of Maryland's Tableland and includes: Garlitz, Blocher, Wilhelm, Broadwater, Miller, Crowe and Merrill among others. By 1885, the area was known as Avilton, and a post office was opened under that name (Schlosnagle 1978:65).

In the second half of the nineteenth century, railroads made their way through Garrett County, connecting the area like never before. As the railroads arrived, the many pine forests that surrounded area farms were looked at with a new sense of their value. While they had been used as a source of building materials for years, the forests were now logged and the timber was shipped to larger markets on the railroad. On Savage Mountain, it was the Juniata Lumber Company that took advantage of the fine timber of the area (Brown 1896:264,275). Increasingly, the agricultural area was dotted throughout by people who worked in the industry. As Jacob Brown described the area "she grew from a county of crude backwoods settlements and small self-sufficient farms to a county of coal towns, timber towns, resort towns, trade towns, and increasingly fertile fields and meadows (Brown 1896:304)." While the area was still largely rural, times were slowly changing.

By the first half of the twentieth century, more and more people were working both on their farms and in various industries. By the 1940 Census, many household heads were listed as working in mining or timbering, while it is also indicated that many continued to pursue agriculture (Ancestry.com). While they produced goods for local markets, the demands of an increasingly connected society drew more and more residents off their farms. The effects of the great depression were also seen in the 1940 Census of the area, with many people listed as road builders or general laborers who were employed in emergency government work

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Eligibility recommended				Eligibility not recommended									
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MHT Comments:													
_____ Reviewer, Office of Preservation Services							_____ Date						
_____ Reviewer, National Register Program							_____ Date						

(Ancestry.com). After World War II, some farms began to not be used for agriculture. This has led to the decline of some of the properties, and the destruction of others. Many families, descendants of the original settlers at McKenzie Settlement, continue to use the fields around Avilton to raise cows and some grains, continuing some of the traditions that were started so many years ago.

In the early 1900s, Jacob P. McKenzie purchased two acres of land in Garrett County totaling 63.75 acres. The first parcel, purchased on September 11, 1902 from Andrew J. Willison and his wife totaled 42.75 acres (Garrett County Deed Book 42:307). The second parcel, purchased on March 29, 1907 from Olin D. Robinson and his wife totaled 21 acres (Garrett County Deed Book 54:531). It is not clear which of these parcels contained the house represented by G-I-B-119. But the house, constructed circa-1880, was located on one of these parcels and inhabited by Jacob P. McKenzie, his wife Fannie A McKenzie and their children.

Jacob Patrick McKenzie was born in Greenville Township, Somerset County, Pennsylvania on March 5, 1844. He enlisted in Company B of the Potomac Home Brigade of the Union Army on October 31, 1861 (Ancestry.com 2000). He mustered out of the service on May 29, 1865, and married Frances Ann (Fannie) Christner on March 12, 1866 in St. Michael's Roman Catholic Church, in Frostburg, Maryland. Fannie was also from Somerset County, having been born August 3, 1845 in Jenner Township (Lythgoe 2013).

The 1910 United States Federal Census lists Jacob P. McKenzie as a 66-year-old farmer living with his 64-year-old wife in Garrett County, Maryland (United States Census Bureau 1910). Jacob and Fannie had had 13 children, with eight living at the time of the census. The census recorded that their 29-year-old son Patrick, born in Maryland, was living in the house and working as a farm laborer on the home farm. Jacob and Fannie also had two grandsons living with them including 15-year-old James Minnick, working as a miner, and nine-year-old Michael D. Burdock (US Census Bureau 1910).

Jacob McKenzie died on December 28, 1911 and was buried in St. Ann's Cemetery in Avilton (Lythgoe 2013). His widow Fannie and remaining heirs moved to Allegany County, and conveyed the property to James R. McKenzie and his wife Dora on April 4, 1912 (Garrett County Deeds 64:14). James Richard McKenzie, a son of Jacob and Fannie, was born in Garrett County on April 22, 1871. He married Dora Emelia on May 17, 1899. James already owned property in the vicinity, and added this parcel to his holdings. In 1910, two years before receiving the property, James McKenzie was 39 years old and working as a carpenter. He lived with his 36-year-old wife Dora, and their four children including 10-year-old Clarence, 7-year-old Minnie, 5-year-old Rella, and 2-year-old Richard (US Census Bureau 1910).

After receiving the property from Fannie and the other heirs of Jacob McKenzie, James began farming. The 1920 United States Federal Census lists James as a farmer living with his wife Dora, his children Clarence, Minnie, Rella, and Richard, who were listed in the 1910 census, along with their eight-year-old daughter Mabel M. and four-year-old son James C. Their 26-year-old son-in-law Simon H. Caton, working as a miner, also lived in the household (US Census Bureau 1920).

James continued to farm his land into the 1940s, and possibly into the 1950s. He is recorded in the 1930 census as a widowed farmer living with his 22-year-old son Richard who was working as a laborer, his 18-year-old daughter Mabel, and his 14-year-old son Corbert, likely the "James C." recorded in the 1920 census (US Census Bureau 1930). In 1940, 67-year-old James was not listed as a farmer, but his 24-year-old son J. Corbett was listed as a farm hand working the home farm (US Census Bureau 1940).

On September 19, 1944, James McKenzie sold 1 acre of his property to his daughter Mabel Mary Cutter and her husband Charles F. Cutter (Garrett County Deeds 134:86). James R. McKenzie died on December 24, 1955. In a deed dated June 11, 1957, Clarence M. McKenzie, acting as the administrator of James McKenzie's will, sold an additional 42 acres of his property, including a portion inherited by Jacob P. McKenzie, to William L. Wellings and Edith Pauline Welling (Garrett County Deeds 205:154). Mabel Mary and Charles F. Cutter would eventually purchase portions of this property on August 18, 1980 (Garrett

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Date

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Date

County Deeds 411:342). On November 1, 2007, Donald M. Cutter, administrator of Mabel M. Cutter's estate, sold the property to Wilbur and Brenda Brown (Garrett County Deeds 1347:176). The property was conveyed to the current owners, Charles F. Cutter and Katrina Marie Mason on May 11, 2011.

NRHP Evaluation

While the Jacob and Fannie McKenzie house was once associated with agricultural practices in the early nineteenth century, the house currently sits on a small wooded parcel and is not associated with any extant agricultural outbuildings. The property no longer conveys its association with agricultural practices, and no information could be located that connects the property with significant historical events on the local, state or national level. Therefore, this resource is recommended not eligible for NRHP listing under Criterion A. The Jacob and Fannie McKenzie House is associated with the lives of the McKenzie family, and was owned by the descendents of Jacob and Fannie McKenzie until the late nineteenth century. While the McKenzie family were early settlers in Garrett County, local historical or genealogical sources provided no further information regarding the McKenzie family or any other individuals associated with the property, and there is no evidence that any individuals associated with the property were significant in local, state, or national history. The Jacob and Fannie McKenzie House stands as a common and heavily altered example of rural vernacular architecture in western Maryland. The application of non-historic "faux brick" asphalt siding, replacement of the original windows, alteration of original window openings, remove of original chimneys, the addition of an external concrete bock chimney, and a non-historic addition to the porch all greatly diminish the resource's historical character and integrity, and the property no longer maintains integrity of materials, design, workmanship, association, and feeling. Therefore, this resource is recommended not eligible for NRHP listing under Criterion C. Eligibility under Criterion D cannot be determined as the resource has not undergone archaeological testing.

References

Allegany County Land Records

Various years Recorder of Deeds. Retrieved from <http://www.mdlandrec.net>.

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2000. United States Civil War Pension Index: General Index to Pension Files, 1861-1934 [database on-line]. Ancestry.com Operations, Inc., Provo, UT.

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1942 44 Years of the Life of a Hunter. Winston Printing Company: Winston-Salem, NC.

Garrett County Land Records

Various years Recorder of Deeds. Retrieved from <http://www.mdlandrec.net>.

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Lythgoe, Darrin.

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_____ Reviewer, Office of Preservation Services							_____ Date						
_____ Reviewer, National Register Program							_____ Date						

2013. McKenzies/MacKenzies/McKinzie of Early Maryland. Electronic document, <http://mckenzieofearlymaryland.com/getperson.php?personID=I02191&tree=McKenzie1>, accessed December 4, 2013.

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Schlosnagle, Stephen and the Garrett County Bicentennial Committee
1978 Garrett County: A History of Maryland's Tableland. McClain Printing Company: Parsons, WV.

United States Census Bureau
1860 1860 United States Federal Census. Available at Ancestry.com.
1870 1870 United States Federal Census. Available at Ancestry.com.
1880 1880 United States Federal Census. Available at Ancestry.com.
1900 1900 United States Federal Census. Available at Ancestry.com.
1910 1910 United States Federal Census. Available at Ancestry.com.
1920 1920 United States Federal Census. Available at Ancestry.com.
1930 1930 United States Federal Census. Available at Ancestry.com.
1940 1940 United States Federal Census. Available at Ancestry.com.

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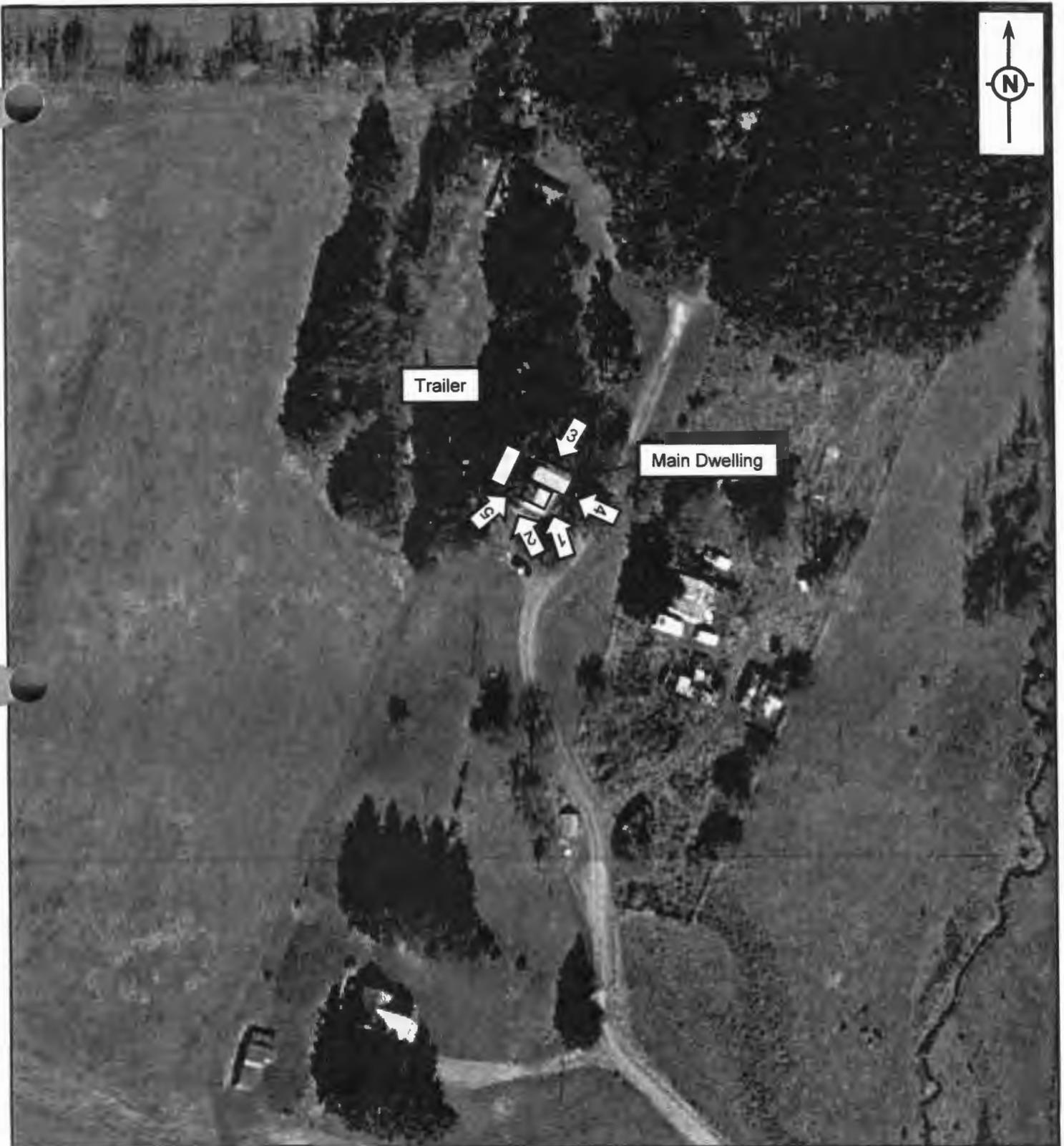
MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date



Trailer

Main Dwelling

- 3
- 4
- 1
- 2
- 5

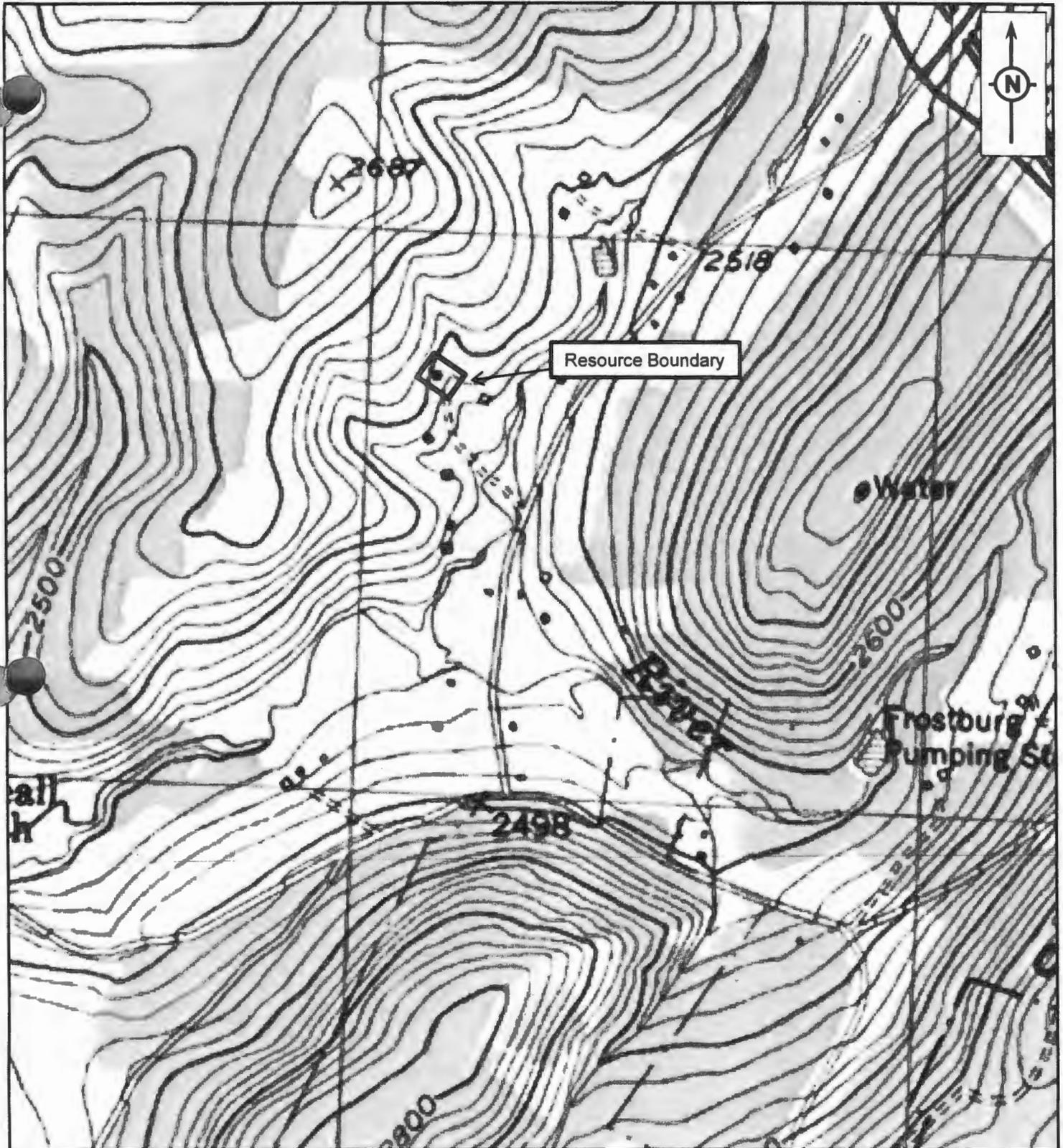


SOURCE: MICROSOFT CORPORATION, 2013.

gai consultants

G-I-B-119
Resource Sketch Map

Fannie and Jacob McKenzie Farm
181 Pine Tree Lane
Frostburg, Garrett County



SOURCE: USGS 7.5 MINUTE FROSTBURG
QUADRANGLE MAP (1998).

G-I-B-119

Fannie and Jacob McKenzie Farm
181 Pine Tree Lane
Frostburg, Garrett County



gai consultants

G-I-B-119

Jacob and Fannie McKenzie House

GAI Consultants, Inc.

Previously Recorded Resources within Indirect APE – Fourmile Wind Energy Project

Garrett County, Maryland

Epson Premium Glossy Paper/Epson UltraChrome pigmented inks

G-I-B-0119_2013-08-22_01 – Main dwelling, southwest and southeast facades, facing north

G-I-B-0119_2013-08-22_02 – Trailer, facing northwest

G-I-B-0119_2013-08-22_03 – Main dwelling, northeast façade, facing southwest

G-I-B-0119_2013-08-22_04 – Main dwelling, southeast façade, facing west

G-I-B-0119_2013-11-04_05 – Main dwelling, northwest façade, facing northeast



Gr-1-B-119

Jacob and Fannie McKenzie House

Garrett County, Maryland

Liz Williams

8-22-13

MD SHPO

Main dwelling, southwest and southeast facades, facing north

1/5



G-1-B-119

Jacob and Fannie McKenzie House
Garrett County, Maryland

Liz Williams

8-22-13

MD SHPO

Trailer, facing northwest

2/5



G-1-B- 119

Jacob and Fannie McKenzie House
Garrett County, Maryland

Liz Williams

8-22-13

MD SHPO

Main dwelling, northeast facade, facing southwest

3/5



G-1-B-119

Jacob and Fannie McKenzie House

Garrett County, Maryland

Liz Williams

8-22-2013

MD SHPO

Main dwelling, Southeast facade, facing west

4/5



G-1-B- 119

Jacob and Fannie McKenzie House
Garrett County, Maryland

Liz Williams

11-04-13

MD SHPO

Main dwelling, northwest facade, facing northeast

5/5

G-I-B-119

Fannie & Jacob McKenzie Farm
Frostburg
Private

late 19th century

The Fannie and Jacob McKenzie frame house is a three bay by one bay, two story structure with a gable roof. A two story, gable roofed ell is located on the rear, south elevation. The house rests on a stone foundation. It is covered on all elevations, and on the roof, with asphalt shingles with cornerboards framing the house.

A one story banked stone springhouse is located on the property.

MARYLAND HISTORICAL TRUST

G-I-B-119
MAGI #1202475635
ML

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

Fannie & Jacob McKenzie Farm

2 LOCATION

STREET & NUMBER

Beall School Rd., approx. 1/2 mile S. of Rt. 48

CITY, TOWN

Finzel

CONGRESSIONAL DISTRICT

6th

STATE

Maryland

VICINITY OF

COUNTY

Garrett County

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Telephone #:

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Garrett County Courthouse

Liber #:

Folio #:

STREET & NUMBER

Third and Alder Streets

CITY, TOWN

Oakland

STATE

Maryland 21550

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

G-I-B-119

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This frame house is situated on the western slope of Big Savage Mountain and faces north. It is a three bay by one bay, two story structure with a gable roof. A two story, gable roofed ell is located on the rear, south elevation, with a shed addition, on the east elevation of the ell. The facade entrance is found on the east elevation of the shed addition.

An interior brick end chimney is located on the west elevation. A exterior cinderblock chimney appears on the west elevation of the ell. One over one sash windows predominate. The windows are all framed with plain flat boards. The house rests on a stone foundation. It is covered on all elevations, and on the roof, with asphalt shingles with cornerboards framing the house.

Also on the property is a one story banked stone springhouse.

CONTINUE ON SEPARATE SHEET IF NECESSARY

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This house is an example of a common western Maryland type. Houses of this general configuration, a rectangular main block and rear kitchen wing, were constructed in Garrett County from the late nineteenth through the early twentieth centuries.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE
Donna Ware, Historian

ORGANIZATION
Maryland Historical Trust/Bureau of Mines

DATE
May 1982

STREET & NUMBER
Shaw House, 21 State Circle

TELEPHONE
301-269-2438

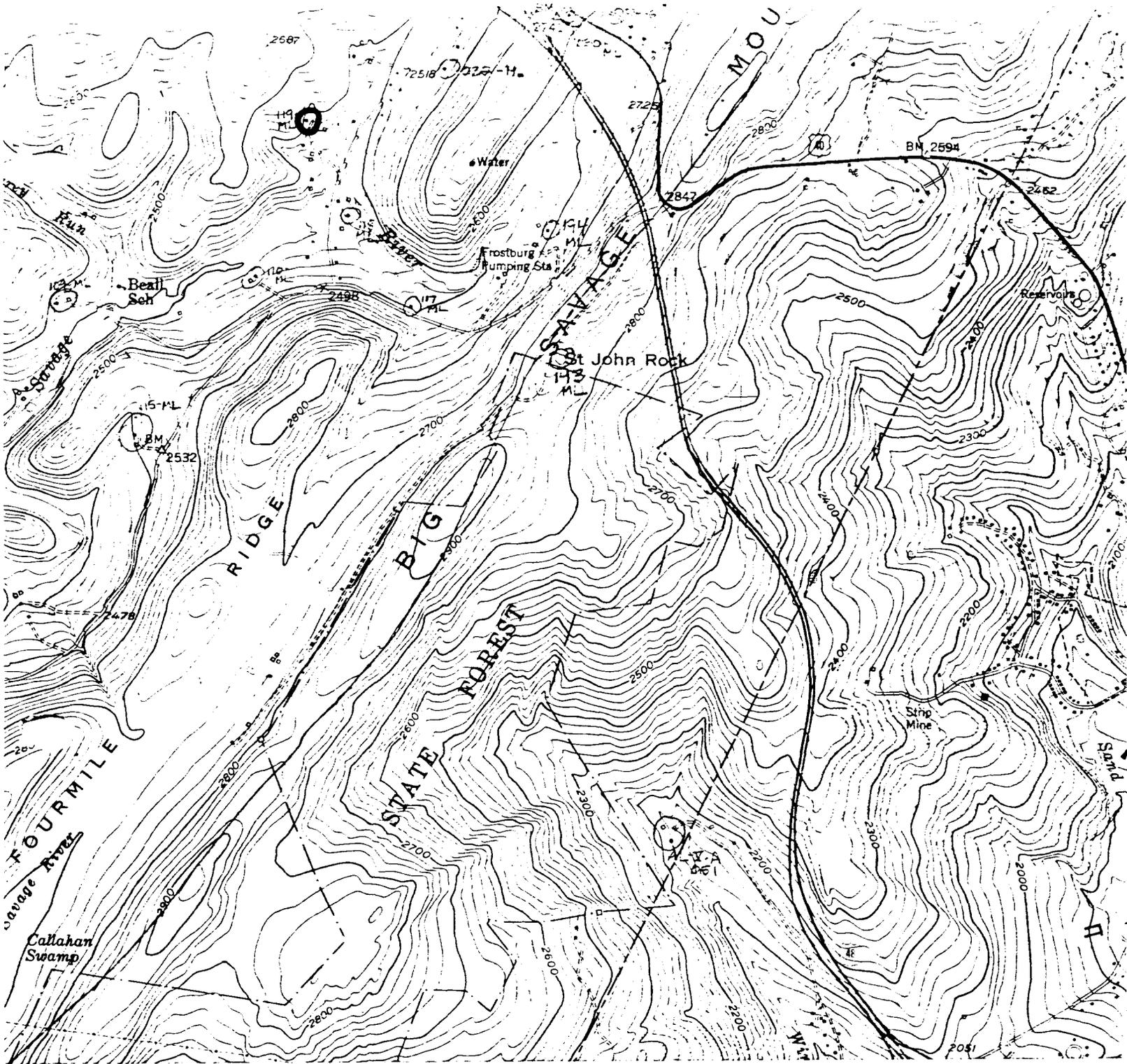
CITY OR TOWN
Annapolis

STATE
Maryland 21401

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438



Frostburg; MD:PA
 USGS 7.5 Minute Series
 Scale 1:24,000
 1949; photorevised 1974

G-I-B-119
 Fannie & Jacob McKenzie Farm
 Beall School Road, approx.
 1/2 mile S. of Rt. 48



G-I-B-119

Fannie & Jacob McKenzie Farm

Garrett Co., MD

C. Lyons 11/3/80

S. elev.



G-I-B-119

Fannie & Jacob McKenzie Farm

Garrett Co., MD

C. Lyons 11/3/80

Facade, N elev.



U-1-B-119

Fannie & Jacob McKenzie Farm

Garrett Co., MD

C. Lyons 11/3/80

Cave, looking SW